

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	15	+ 50.0%	196	162	- 17.3%
Closed Sales	13	16	+ 23.1%	196	153	- 21.9%
Median Sales Price*	\$585,000	\$597,500	+ 2.1%	\$658,750	\$655,000	- 0.6%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	20	23	+ 15.0%	24	22	- 8.3%
Percent of Original List Price Received*	97.7%	100.7%	+ 3.1%	102.7%	103.1%	+ 0.4%
New Listings	13	18	+ 38.5%	213	184	- 13.6%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

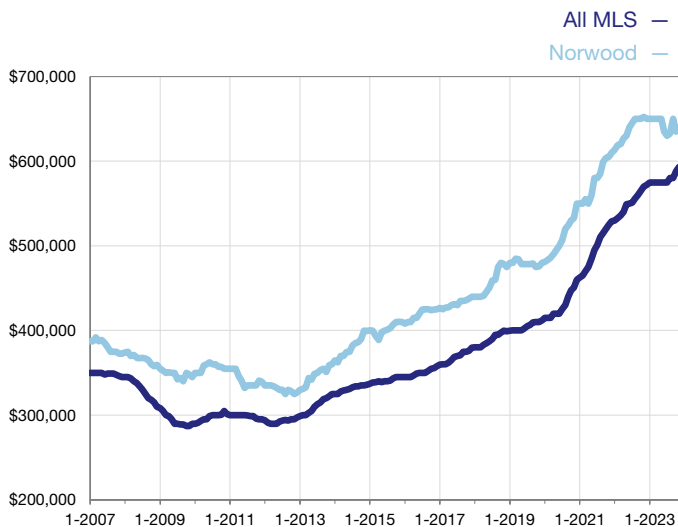
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	60	52	- 13.3%
Closed Sales	7	3	- 57.1%	66	56	- 15.2%
Median Sales Price*	\$450,000	\$315,000	- 30.0%	\$430,000	\$416,000	- 3.3%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	22	21	- 4.5%	27	29	+ 7.4%
Percent of Original List Price Received*	99.1%	100.0%	+ 0.9%	101.1%	100.7%	- 0.4%
New Listings	2	3	+ 50.0%	71	57	- 19.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

